

33-0-5  
 By 39-0-25  
 39-0-28

008103

KNOW ALL MEN BY THESE PRESENTS, that MAINE SAVINGS BANK, a Maine banking corporation and holder of a Mortgage by FSD ASSOCIATES, INC. to MAINE SAVINGS BANK, dated June 25, 1984 recorded in the Kennebec County Registry of Deeds, Book 2697, Page 233 and as amended by Amendment dated October 22, 1985 and recorded in said Registry in Book 2874, Page 228, for consideration paid, release to FSD ASSOCIATES, INC. all interest acquired under said Mortgage in the following described portion of the mortgaged premises:

37-126-1

The Unit known and designated at Unit #30 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86179 as well as on the Condominium Plat filed on October 16, 1987 in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181 and E-86182 as well as in Plan File E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

TO THE END that the above-described premises may be wholly discharged from said mortgage deed, and the remainder of the real estate therein described may remain in said MAINE SAVINGS BANK under said mortgage deed, as heretofore held.

TO HAVE AND TO HOLD the above-described and released premises to it, the said FSD ASSOCIATES, INC., its successors or assigns forever.

IN WITNESS WHEREOF, the said MAINE SAVINGS BANK has caused these presents to be signed in its corporate name and behalf and its corporate seal to be affixed by Christopher Goucher, its Vice President, hereunto duly authorized, this 2nd day of May, 1988.

WITNESS:

Print Name

*Linda B. Benthall*

MAINE SAVINGS BANK

By *Christopher Goucher*  
 Christopher Goucher  
 Its Vice President



STATE OF MAINE  
 COUNTY OF CUMBERLAND

May 2, 1988

Personally appeared the above named Christopher Goucher, Vice President, of MAINE SAVINGS BANK, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Bank.

Before me,

RECEIVED KENNEBEC SS.

Print Name

My Commission Expires

*Linda B. Benthall*

1988 MAY -9 AM 9:00

ATTEST: *Linda B. Benthall*  
 REGISTER OF DEEDS

MAINE SAVINGS BANK  
 MAY 12, 1988